005.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,101,900	/	1,101,900
USE VALUE:	1,101,900	/	1,101,900
ASSESSED:	1,101,900	/	1,101,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-84	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHOU HAO &
Owner 2:	ZHOU SHAN & ZHOU YU
Owner 3:	
Street 1:	169 WAVERLY ST
Street 2:	
Twn/City:	SUNNYVALE
St/Prov:	CA Cntry: Own Occ: N
Postal:	94086 Type:

PREVIOUS OWNER

Owner 1:	CROSBY CLIFFORD A & LOUISE -
Owner 2:	-
Street 1:	84 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2916 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7139.000	589,500	5,100	507,300	1,101,900
Total Card	0.164	589,500	5,100	507,300	1,101,900
Total Parcel	0.164	589,500	5,100	507,300	1,101,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.95 /Parcel: 377.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	4676
GIS Ref	
GIS Ref	
Insp Date	11/04/17

!498!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	589,500	5100	7,139.	507,300	1,101,900		Year end	12/23/2021
2021	104	FV	563,300	5100	7,139.	507,300	1,075,700		Year End Roll	12/10/2020
2020	104	FV	563,500	5100	7,139.	507,300	1,075,900	1,075,900	Year End Roll	12/18/2019
2019	104	FV	417,400	5100	7,139.	539,000	961,500	961,500	Year End Roll	1/3/2019
2018	104	FV	416,600	5100	7,139.	393,200	814,900	814,900	Year End Roll	12/20/2017
2017	104	FV	391,400	5100	7,139.	342,500	739,000	739,000	Year End Roll	1/3/2017
2016	104	FV	391,400	5100	7,139.	291,700	688,200	688,200	Year End	1/4/2016
2015	104	FV	350,000	5100	7,139.	285,400	640,500	640,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:36:13

LAST REV

Date	Time
05/12/21	11:50:12
jorourke	

USER DEFINED

Prior Id # 1:	4676
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 498

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROSBY CLIFFORD	66482-437		12/4/2015		885,000	No	No		
	11900-166		10/6/1970		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2016	1134	Solar Pa	2,000	C				
11/19/2007	1060	Manual	10,800					re-build rear porc
7/7/2006	564	Manual	11,940			G8	GR FY08	strip and re-shing
11/10/2003	962	New Wind	10,730					
9/15/2003	771	Renovate	40,000	C		G6	GR FY06	add bath 3rd fl r

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2021	Mail Update	JO	Jenny O
11/12/2020	Mail Update	JO	Jenny O
10/30/2019	Mail Update	MM	Mary M
11/4/2017	MEAS&NOTICE	HS	Hanne S
6/28/2016	Sales Review	PT	Paul T
1/26/2009	Meas/Inspect	189	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
3/22/2000	Inspected	270	PATRIOT
9/20/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7139		Sq. Ft.	Site		0	80.	0.89	1									507,337						507,300	

Total AC/HA:	0.16389	Total SF/SM:	7139	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	507,337	Spl Credit		Total:	507,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01014400
Const Adj.:	0.97757620
Adj $ / SQ:	177.749
Other Features:	137053
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	724174
Depreciation:	134696
Depreciated Total:	589477

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

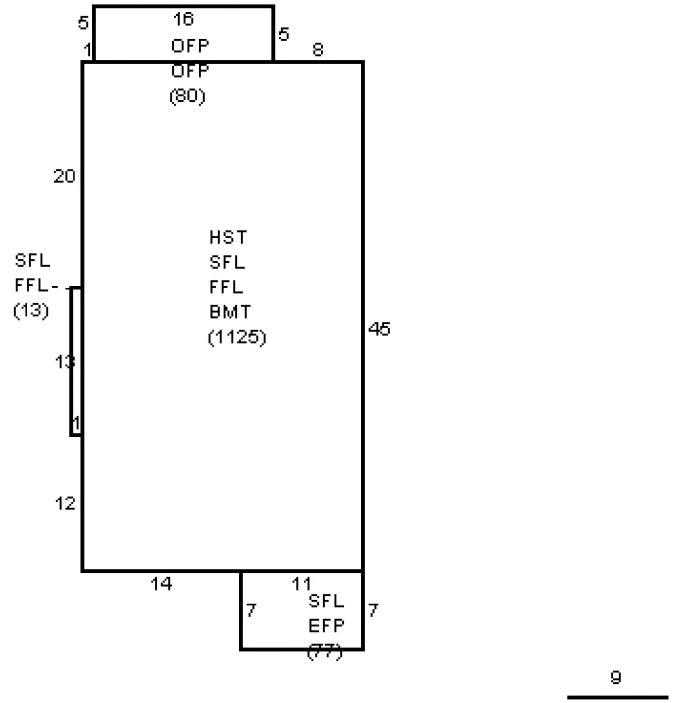
No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.75
Special Features:	0	Val/Su Net:	137.80
Final Total:	589500	Val/Su SzAd	202.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	177.750	215,965
FFL	First Floor	1,138	177.750	202,278
BMT	Basement	1,125	53.320	59,990
HST	Half Story	563	177.750	99,984
OFP	Open Porch	160	26.210	4,194
EFP	Enclos Porch	77	61.180	4,711

Net Sketched Area:	4,278			Total:	587,122
Size Ad	2915.5	Gross Area	4840	FinArea	2916

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc